



# Department of Planning, Housing, & Community Development

*Mayor, Richard C. David*  
*Director, Jennie Skeadas-Sherry*

**Meeting Date:** 30 June 2015  
**Sent To:** Commission on Architecture & Urban Design Members  
**Subject:** **2 Court Street – Design Review, Public Art**  
**Tax ID:** 160.40-2-40  
**Case:** CAUD 2015-30  
**Copies:** Ex-officio Members; J. Berling; J. Pelletier

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## **A. Review Requested**

On 9 June 2015, the applicant and project designer, Emily Jablon, submitted an application for Design Review for the property located at 2 Court Street. This property is a public art project, subject to review by the Commission on Architecture and Urban Design (CAUD) in accordance with §18-78 of the City of Binghamton Charter and Code of Ordinances. The project proposal is not a designated historic property, or part of a Local, or State and National Historic District, but is being reviewed to assess its potential effects on historic buildings and neighborhoods in adjacent or surrounding areas.

## **B. Proposal**

The applicant has proposed to create an art mosaic on a portion of the west elevation of 2 Court Street along the Riverwalk. The applicant has permission from the owner to create an art mosaic along the 175' long wall of the structure for an approximate area of 600 square feet of mosaic art installation on the building's façade. The mosaic tiles are colored glass of various size and shape, and will be attached using mortar and cement. Additionally, the applicant has proposed two alternatives to the finished effect of the public art installation. (1) The phrase "*What's your vision???*" written out in the mosaic tiles. (2) The placement of a commemorating plaque in lieu of a larger more expressive phrase written in the tiles.

## **C. Staff Findings**

The existing conditions of the 2 Court Street property along the Riverwalk are brutalist and modern in style and design. Other mosaic projects completed by the applicant along the Riverwalk, directly adjacent to the proposed 2 Court Street project, have led to positive walkability outcomes, contributing to the areas unique sense of place.

## **D. Historic Design Guidelines**

The Historic Design Guideline do not address public art projects and installations. It's suggested that changes to street and Right-of-way (ROW) environments should be minimal, and historically appropriate in Historic Districts or on historic properties.

**E. Property History and Condition**

**Year of Construction**      circa. 1956-1970  
**Land Use**                      Office Building  
**Significance**                  Mid-century modernism, brutalism. No identified historic value.

**F. Photographs**



Figures 1 & 2: Existing Conditions (2015)



Figure 3: Proposed Conditions (2015)



Figure 4: Proposed Conditions, with Alternative I (2015)

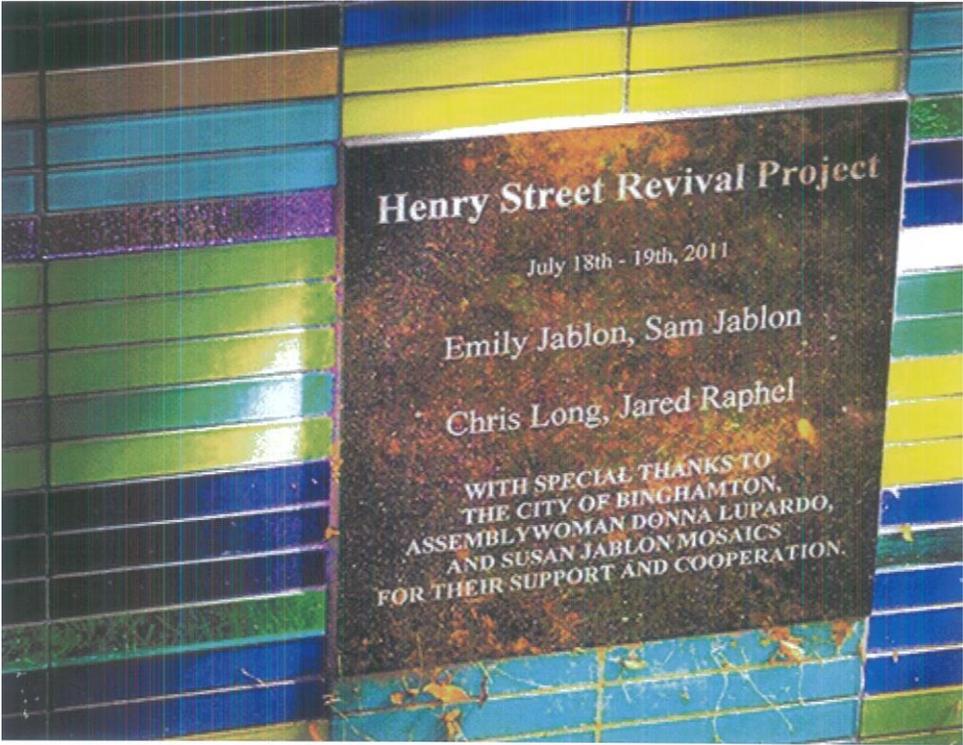


Figure 5: Proposed Conditions, with Alternative II (2015)